



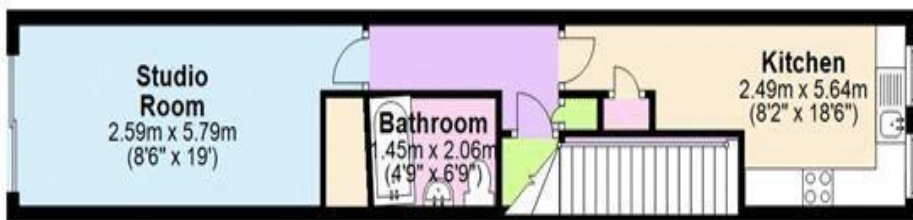
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020 8441 1123

### Ground Floor

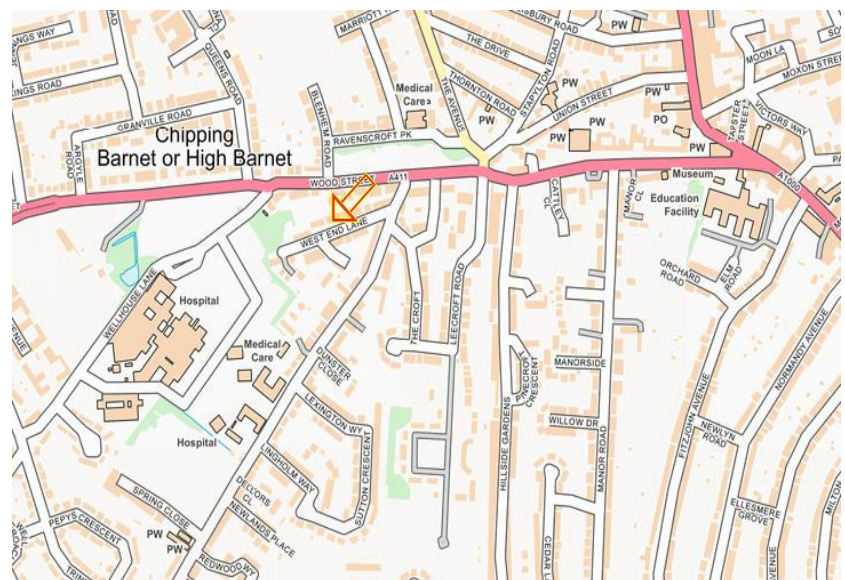
Approx. 37.3 sq. metres (401.1 sq. feet)



Total area: approx. 37.3 sq. metres (401.1 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.

Plan produced using PlanUp.



1. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
2. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.
3. Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
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**23b West End Lane**

Barnet EN5 2SA

**£225,000 Leasehold**

## PROPERTY SUMMARY

Situated in this highly sought after location within easy access of High Barnet underground station and High Barnet's shopping facilities Hamilton Chase are delighted to offer for sale this unique first floor studio flat offering just over 380 sq ft of living accommodation, The property itself is in excellent decorative order and offers the following features, 19 ft lounge/bedroom area, modern bathroom, 18 ft fitted kitchen/diner, electric heating, double glazed windows, large loft space, access to gated communal gardens and parking, long lease, chain free.

## ACCOMMODATION

### COMMUNAL ENTRANCE

Leading to shared lobby area, own front door.

### OWN FRONT DOOR

With staircase leading up to internal front door, fitted carpet,

### INNER HALLWAY

Laminated wood flooring, power point, wall mounted electric heater, two built in storage cupboards one housing the electric fuse box, access to large loft space with power and light access via loft ladder.

### STUDIO ROOM 18' 6" x 8' 2" (5.63m x 2.49m)

Laminated wood flooring, coving to ceiling, power points, two wall mounted electric heaters, tv power point, double glazed sliding patio doors leading to a wrought iron staircase leading down to the ground floor with a right of way through to communal gardens at the rear and parking.

### BATHROOM 6' 9" x 4' 9" (2.06m x 1.45m)

Enclosed paneled bath with wall mounted shower attachment, shower rail and curtain, wash/hand basin, lino flooring, extractor fan, low level wc, wall mounted electric heater, tiled walls.

### KITCHEN/DINER 18' 6" x 8' 2" (5.63m x 2.49m)

Attractive range of fitted wall and base units with ample worksurfaces, built in electric hob with extractor hood above, built in electric oven, built in fridge/freezer, built in washing machine, telephone point, power points, wall mounted electric heater, splash back tiling to walls, inset stainless steel sink/drainage with cupboards underneath, built in cupboard housing hot water cylinder, two double glazed windows to front aspect.

### COMMUNAL GARDENS

Direct access to gated and well maintained communal gardens with seating, various shrubs and plants and parking

### LEASEHOLD

110 years remaining on the lease.

### GATED COMMUNAL PARKING FOR RESIDENTS

